

**Miami-Dade County Historic Preservation Board
Minutes of the January 15, 2014 Meeting**

**Dice House
10000 SW 82nd Avenue
Miami, FL 33176**

I. ROLL CALL

The meeting was called to order by Chair Novick at 2:10 p.m.

Board Members

Ruth Campbell	Present
Adriana Cantillo	Present
Rick Cohen	Present
Paul George	Absent
Robert McKinney	Absent
Mitch S. Novick, Chair	Present
JoEllen Phillips	Absent
Edmundo Perez	Present
Enid C. Pinkney	Absent
Ronda Vangates	Present

Staff Members Present

Kathleen Kauffman
Jeff Ransom
Sarah Cody
Eddie Kirtley
Assistant County Attorney

II. APPROVAL OF MINUTES

Rick Cohen moved for approval of the minutes. Adriana Cantillo seconded the motion. Motion was approved by group vote.

Ruth Campbell	Yes
Adriana Cantillo	Yes
Rick Cohen	Yes
Paul George	Absent
Robert McKinney	Absent
Mitch S. Novick	Yes
JoEllen Phillips	Absent
Edmundo Perez	Yes
Enid Pinkney	Absent
Ronda Vangates	Yes

III. SWEARING IN OF THE PUBLIC

Mitch Novick swore in those who would be speaking before the Board.

IV. PUBLIC HEARINGS

PH1. Historic Site Designation
Pan Am Regional Headquarter Building
4900 NW 36 Street
Miami, FL 33166

Kathleen Kauffman stated that this item would be deferred because Aviation wanted to be present at the meeting and could not be due to prior commitments. She stated that Aviation has offered to pay for the survey of the property staff wants to designate because the folio number is for the entire airport parcel. The new legal description needs to be made before designation can move forward. She added that they plan to contest the designation but have been working very cooperatively with staff on this matter.

Mr. Novick made a motion to continue this item to the next meeting. Ruth Campbell moved for approval. Ms. Cantillo seconded the motion. Motion was approved by group vote.

Ruth Campbell	Yes
Adriana Cantillo	Yes
Rick Cohen	Yes
Paul George	Absent
Robert McKinney	Absent
Mitch S. Novick	Yes
JoEllen Phillips	Absent
Edmundo Perez	Yes
Enid Pinkney	Absent
Ronda Vangates	Yes

PH2. Ad Valorem Tax Exemption
Lord Balfour Hotel
350 Ocean Drive
Miami Beach, FL

Rob Udell spoke before the Board representing the property owner.

The Lord Balfour Hotel is designated as a contributing resource in the City of Miami Beach's Ocean Beach Historic District and was constructed in 1940. Designed by noted period architect Anton Skislewicz, the building is a great example of Streamline Modern, as seen in its horizontal design composition and prominent vertical corner element, which is emphasized by additional vertical lines that extend up into a parapet. The front façade also features a continuous eyebrow at each floor above the windows. The steps, front porch, lobby, and courtyard all retain the intricate and original terrazzo flooring.

Approximately \$8,000,000 was spent on this renovation, which included but not limited to restoration of the terrazzo stair and floor patterns, repair of the continuous eyebrows, repair of whitewashed stucco on the façade, restoration of historic windows, and replacement of the elevator cabin to meet code requirements with the original brass elevator door being restored also.

Staff recommends approval of the tax exemption for Lord Balfour Hotel. Mr. Cohen moved for approval. Ronda Vangates seconded the motion. Motion was approved by group vote.

Ruth Campbell	Yes
Adriana Cantillo	Yes
Rick Cohen	Yes
Paul George	Absent
Robert McKinney	Absent
Mitch S. Novick	Yes
JoEllen Phillips	Absent
Edmundo Perez	Yes
Enid Pinkney	Absent
Ronda Vangates	Yes

V. OLD BUSINESS

OB1. Update on Harry Troeger House

Sarah Cody updated the Board on the Harry Troeger House. She explained that the City of Palmetto Bay and the members of the public who were speaking in support of the property were brought up to speed on the current issues with the property. She said the property was scheduled to be auctioned off in December but the auction was canceled because there was trouble in delivering notification to the parties involved. Ms. Kauffman and Ms. Cody explained that the main issues with the property are the lack of concrete ownership for any one party to be held responsible for the upkeep of the structure and to pay the accumulating property taxes and the overgrowth of the surrounding vegetation that is not being maintained by the city's code compliance office. Staff indicated this would be an ongoing issue until the property is purchased by someone to either restore what little there is left or request a COA for demolition that would go before the Board.

VI. NEW BUSINESS

A. Chair's Report

Mr. Novick had nothing to report.

B. Director's Report

Ms. Kauffman spoke about the Miami Beach Commission meeting regarding 42 Star Island.

VII. ADJOURNMENT

With no further business to come before the Board, the meeting was adjourned at 3 p.m.

Mitch Novick, Chair
Miami-Dade County Historic Preservation Board

Date

Kathleen Kauffman, Historic Preservation Chief
Regulatory and Economic Resources Department

Date